



# ian wyles

AUCTIONEERS & APPRAISERS

**RESIDENTIAL - LIQUIDATION**

**27 MAY 2026**

11 am

The Oyster Box Hotel  
2 Lighthouse Road  
Umhlanga Rocks  
KwaZulu-Natal

**Live on ZOOM**



**NAA** National  
Auctioneers  
Association

**By Appointment**

**IAN WYLES**

**082 490 3517**

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[www.ianwyles.co.za](http://www.ianwyles.co.za)

**24 MILNER ROAD, ESSENWOOD,  
DURBAN, KWAZULU-NATAL**

# AUCTION

# AUCTION TERMS & CONDITIONS

- 6% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 6% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property is on Registration of Transfer
- Electrical, Entomologist, and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable
- Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents.
- R 40 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are exclusive of Commission + VAT.
- Ian Wyles Auctioneers may bid up to the reserve on behalf of the sellers.
- The above is subject to change without prior notification. Auctioneer: Ian Wyles

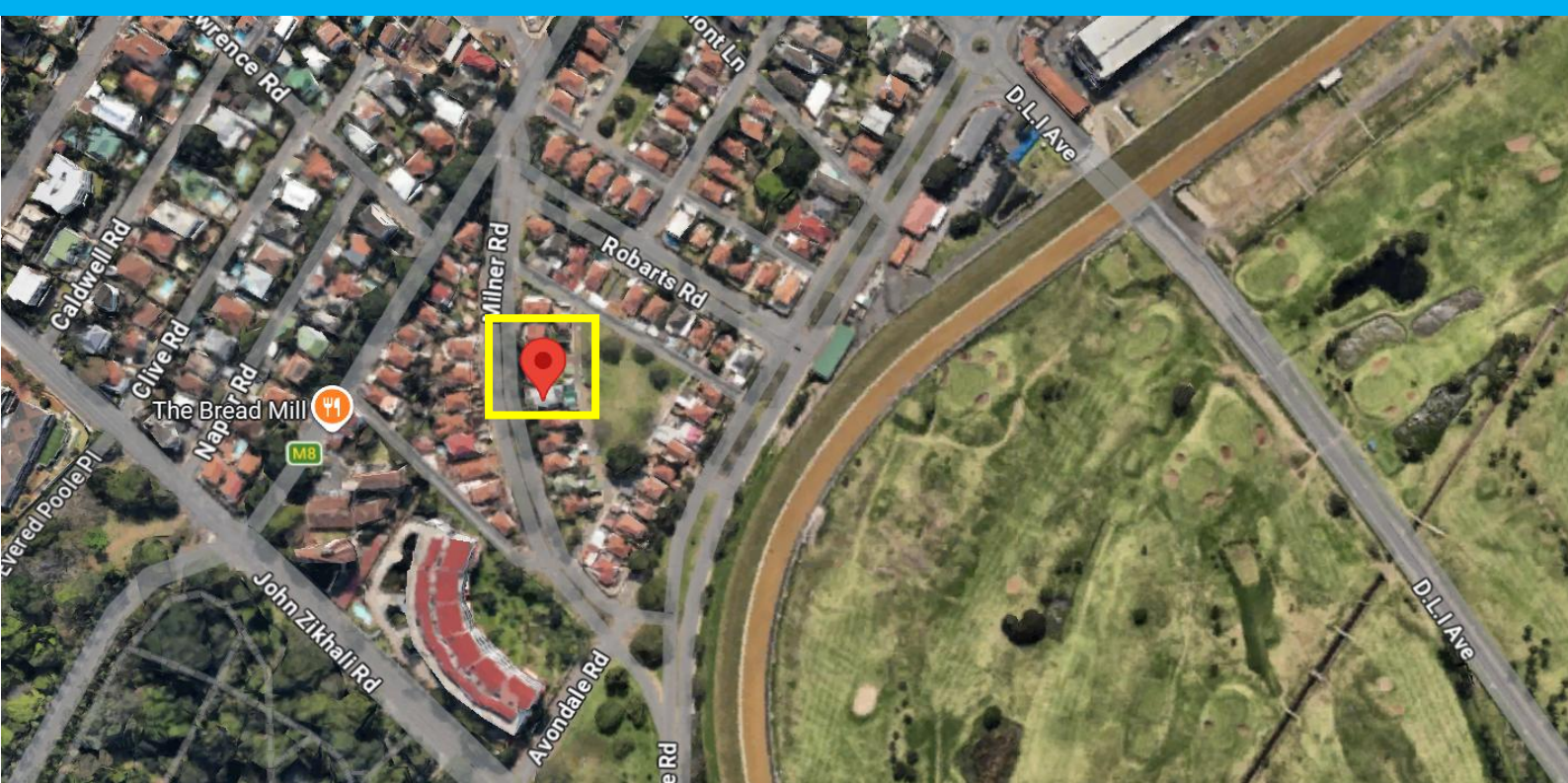
## BANKING DETAILS

Name of Bank:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your Name and Property Address

## DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS Ltd nor the Seller/s guarantee the correctness of the information provided herein, and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.

# PROPERTY LOCALITY



**Essenwood sits on Durban's Berea ridge**, bordering Musgrave, Morningside, and Greyville. It's considered a central, established suburb with a mix of older apartments, renovated homes, and some newer developments.📍

Excellent schools within walking/driving distance, Strong healthcare access (major plus), Central, established suburb with good resale demand, Convenient retail and lifestyle amenities. **24 Milner Road** sits in a well-located, high-demand part of Essenwood, especially attractive for families, professionals, or rental investment due to proximity to schools and hospitals.

# PROPERTY INFORMATION

<b>General Property Address</b>	24 Milner Road, Durban, Essenwood, Durban, Kwazulu-Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	ERF 3110, Durban, eThekwini, Kwazulu-Natal
<b>Extent</b>	408 m <sup>2</sup>
<b>Title Deed Number</b>	T32419/2020
<b>Municipal Information Zoning</b>	Residential
<b>Monthly Rates</b>	+R 2359.08
<b>Lease/ Occupancy</b>	Owner Occupied
<b>VAT Status</b>	The Seller is NOT VAT Registered – Transfer Duty May Apply.
<b>General Comments</b>	The subject property is in good condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

# ADDITIONAL INFORMATION

This Double-storey 5 bedroom residence featuring spacious interiors of high quality finishes, comprising:

## **Ground Floor:**

- Open plan Kitchen, Lounge, Dining Room & TV Room.
- 1 Bedroom (MES)
- Bar
- Pool
- CCTV System
- Veranda
- Full Bathroom

## **Upper Level:**

- 4 x Bedrooms
- 4 x En-suites

## **Lower Ground Floor:**

- 1 x Double Garage
- Swimming Pool
- Vehicle and pedestrian access can be gained from peace park with additional access from Milner Road.
- Basement
- Servants quarters



# GALLERY



# GALLERY

